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26 Mount Pleasant,
Halesworth, Suffolk IP19 8JF

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ESTATE AGENTS

A good sized three bedroom mid terrace family home with the benefit of a large conservatory, family sized garden and driveway parking. Offered chain free.

Accommodation comprises briefly:

- Large sitting room
- Conservatory
- Kitchen with built-in appliances
- Large main bedroom and two further bedrooms
- Ground floor bathroom and separate w.c.
- Gas central heating
- Block paved drive and large enclosed rear garden
- Pine doors and skirtings



Property

A large upvc double glazed porch opens into an entrance lobby where the stairs rise to the first floor. A doorway leads into the kitchen to your left hand side. The kitchen is fitted with wall and base cupboards with a gas hob, integrated electric oven, dishwasher, fridge and freezer. There is a deep under stairs cupboard. The floor is fitted with ceramic tiling which continues into the rear lobby, bathroom and w,c,. A door to the rear takes you into the back garden. The bathroom has fully tiled walls, a bath with a shower over and a hand basin. There is also a separate w.c.

The sitting room is a large and light room with a pine fireplace with an attractive cast iron open fire. Double patio doors to the rear open into a spacious conservatory with a further set of double doors to the garden. This is a upvc double glazed construction on a brick base and the floor is fitted with ceramic tiling.

Off the first floor landing are three bedrooms, the main bedroom being a very good size and could accommodate an en-suite. There is a further double bedroom with a large airing cupboard with slatted shelving and the combi gas boiler is housed. The property fully double glazed with gas central heating.



Outside

To the front of the house is a blocked paved driveway which will accommodate two cars. The rear garden is a good space for a family, it is enclosed with mixed hedging, mainly lawned with a paved patio running to the rear of the property. There are two sheds, one timber and one concrete near the house which has plumbing fitted for a washing machine. There is a pedestrian right of way for bins etc. across next doors back garden.

Location

Halesworth provides many independent shops, range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich.

Fixtures & Fittings

All other fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains connected.
Energy Rating:C

Local Authority:

East Suffolk Council
Tax Band: B
Postcode: IP19 8TL

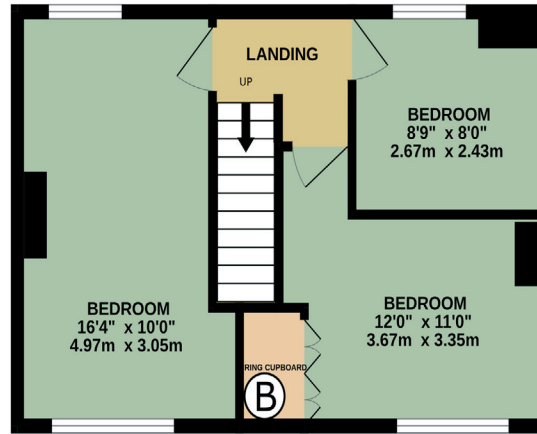
Tenure

Vacant possession of the freehold will be given upon completion

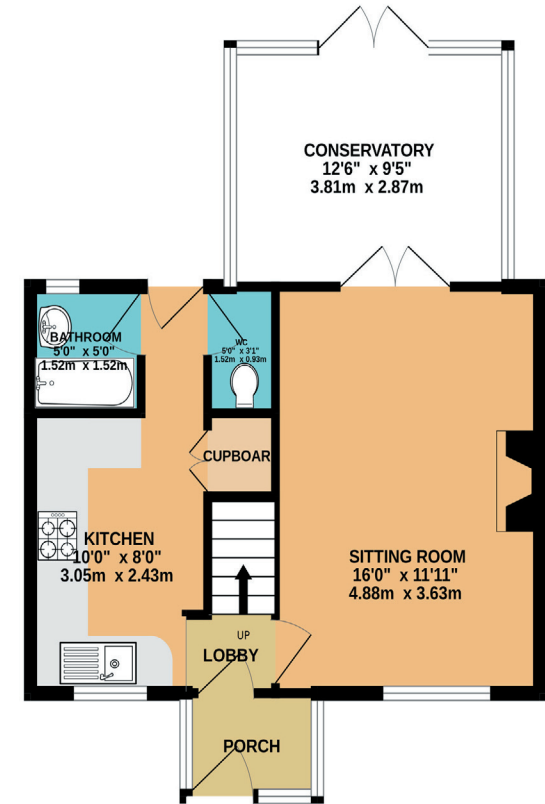
Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

BASEMENT
378 sq.ft. (35.1 sq.m.) approx.



GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



Guide price: £215,000

TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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